

Message Text

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PAGE 01 STATE 242879
ORIGIN FBOE-00

INFO OCT-01 EUR-12 ISO-00 A-01 L-03 /017 R

DRAFTED BY A/FBO:PWSTANGE:ADC
APPROVED BY A/FBO:PRSEREY
EUR/EX:PBOFINGER (PHONE)
A:JMTHOMAS

-----023009 090237Z /62

R 090055Z OCT 77
FM SECSTATE WASHDC
TO AMEMBASSY ROME
INFO AMCONSUL MILAN
AMCONSUL FRANKFURT
AMEMBASSY BONN

UNCLAS STATE 242879

FRANKFURT FOR RSS , BONN FOR RCO

E.O. 11652: N/A

TAGS: ABLD, AFSP,ASEC, ACOM

SUBJECT: PROPOSED SHORT-TERM LEASE FOR NEW OFFICE/
RESIDENTIAL CONSULATE GENERAL BUILDING, MILAN

REF: (A) MILAN 1303, (B) MILAN 1311

1. PROVIDED DRAFT LEASE SUBMITTED REFERENCE (A) IS
AMENDED AS FOLLOWS, AUTHORIZED EXECUTE DRAFT LEASE SO
AMENDED:

ARTICLE 2: SECOND SENTENCE. CHANGE PORTION READING
QUOTE IT IS RECOGNIZED THAT THE CITY IS IN FACT A THIRD
PARTY TO THIS AGREEMENT ENDQUOTE TO READ QUOTE IT IS
RECOGNIZED THAT THE AVAILABILITY OF THE SITE FROM THE
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CITY IS ESSENTIAL TO THIS AGREEMENT ENDQUOTE.

ARTICLE 5: ELIMINATE THIS ARTICLE IN ITS ENTIRETY.
BEFORE THE DEPARTMENT CAN REQUEST THE NECESSARY
AUTHORIZATION AND APPROPRIATION OF FUNDS FROM THE CONGRESS
IT IS NECESSARY THAT PRIOR OMB APPROVAL BE OBTAINED.
WHILE EVERY EFFORT WILL BE MADE TO OBTAIN CONGRESSIONAL

APPROVAL AND FUNDING FOR THE PROJECT, IT SIMPLY ISN'T POSSIBLE AT THIS TIME TO MAKE A FLAT CONTRACTURAL COMMITMENT THAT THIS WILL IN FACT BE DONE.

ARTICLE 6B: FIRST PARAGRAPH. CHANGE THE FIRST SENTENCE TO READ: QUOTE THE TERM OF THE LEASE SHALL BE FOR NINE YEARS COMMENCING ON THE DATE THE PREMISES IS ACCEPTED BY THE LESSEE IN WRITING AS BEING READY FOR OCCUPANCY, WHICH WRITTEN ACCEPTANCE SHALL BECOME AN INTEGRAL PART OF THE LEASE AND WILL BE APPENDED THERETO. AT END OF FIRST PARAGRAPH ADD: QUOTE THE AMOUNT OF RENT SO DETERMINED WILL BE ESTABLISHED IN WRITING AND BECOME AN INTEGRAL PART OF THE LEASE AND WILL BE APPENDED THERETO. ENDQUOTE

ARTICLE 6B: SECOND PARAGRAPH. INCLUDE PROVISION THAT EITHER PARTY SHALL HAVE THE RIGHT TO REQUEST ADJUSTMENT OF THE RENTAL, BY AN AMOUNT BASED ON BUT NOT EXCEEDING THE CHANGE IN THE PRICE INDEX FROM THE BASE RENTAL ESTABLISHED IN THE LAST ADJUSTMENT. AT END OF THIS PARAGRAPH INSERT THE PHRASE QUOTE ANY ADJUSTMENTS IN RENT WILL BE MADE IN WRITING AS AN AMENDMENT TO THE LEASE. ENDQUOTE

ARTICLE 6D: ELIMINATE QUOTE EXTRAORDINARY ENDQUOTE REPAIRS AS A LESSEE RESPONSIBILITY. AT END OF PARAGRAPH ADD PHRASE: QUOTE MAINTENANCE AND REPAIRS OF A CAPITAL UNCLASSIFIED

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NATURE SHALL BE RESPONSIBILITY OF THE LESSOR. ENDQUOTE

ARTICLE 6E: ELIMINATE LAST LINE READING QUOTE OR DUE TO THE PREMEDITATED ACTS OF THIRD PARTIES. END QUOTE THIS GOVERNMENT CANNOT BE HELD RESPONSIBLE FOR ACTS OF THIRD PARTIES NOT UNDER OUR CONTROL.

ARTICLE 6H: INSERT THE WORDS QUOTE UP TO ENDQUOTE BEFORE THE AMOUNT CITED OF DOLS. 100,000. WE SHOULD NOT PAY A PREMIUM IF COSTS FOR RECONVERSION ARE LESS THAN THE AMOUNT CITED.

ARTICLE 6I: PARAGRAPH (1). TRY TO CHANGE THIS PARAGRAPH TO READ: QUOTE AT ANY TIME DURING THE TERM OF THE LEASE OR ANY RENEWAL PERIOD THEREOF. ENDQUOTE

ARTICLE 6J: THE OPENING PARAGRAPH SHOULD BE CHANGED TO INCLUDE PROVISION THAT THE AMOUNT OF THE PURCHASE OPTION WILL BE ESTABLISHED IN WRITING AS AN ADDENDUM TO THE LEASE ONCE THE CONSTRUCTION IS COMPLETED.

ARTICLE 6J PARAGRAPH (1): THE FIRST SENTENCE SHOULD

BE CHANGED TO READ: QUOTE ACTUAL COST OF THE PROJECT,
WHICH MEANS ALL COSTS INCURRED BY THE LESSOR AND APPROVED

BY THE LESSEE FOR REALIZATION OF THE PROJECT.....ENDQUOTE

ARTICLE 6J PARAGRAPH (2): ALL REFERENCES TO THE WORD
QUOTE OPTION ENDQUOTE SHOULD READ QUOTE PURCHASE OPTION.
END QUOTE

ARTICLE 6K: ALL REFERENCES TO THE WORD QUOTE OPTION
ENDQUOTE SHOULD READ QUOTE PURCHASE OPTION ENDQUOTE.

ARTICLE 7: AT END OF PARAGRAPH ADD PHRASE QUOTE EXCEPT
AS OTHERWISE PROVIDED UNDER ARTICLE 2. ENDQUOTE
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2. SUBMIT TWO SIGNED COPIES OF THE EXECUTED LEASE IN
ITALIAN AND ENGLISH TRANSLATIONS.

3. CONFIRM AMOUNTS PRO RATA SHARE OF RENTS AND OTHER
COSTS FOR EACH AGENCY OF OCCUPANCY.

4. ONCE A FIRM DATE FOR COMPLETION OF CONSTRUCTION IS
KNOWN, THE LESSORS OF THE PRESENT LEASES NOW OCCUPIED
SHOULD BE GIVEN TIMELY NOTICE TO TERMINATE IN ACCORDANCE
WITH THE RESPECTIVE LEASE TERMS.

5. REPORT GROSS SQUARE FEET WITH BREAKDOWN SHOWING NET
SQUARE FEET OFFICE SPACE AND NET SQUARE FEET RESIDENTIAL.

6. COORDINATE SECURITY CONSIDERATIONS WITH RSO. THE
RSO SHOULD SUBMIT A SITE SURVEY FOR NECESSARY SECURITY
SYSTEM WITH PARTICULAR CONCERN FOR LOBBY ACCESS CONTROL.
CHRISTOPHER

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Sent Date: 09-Oct-1977 12:00:00 am
Decaption Date: 01-Jan-1960 12:00:00 am
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Disposition Action: n/a
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Disposition Case Number: n/a
Disposition Comment:
Disposition Date: 01-Jan-1960 12:00:00 am
Disposition Event:
Disposition History: n/a
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To: ROME
Type: TE
vdkgvwkey: odbc://SAS/SAS.dbo.SAS_Docs/3c3e2633-c288-dd11-92da-001cc4696bcc
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